



# PLANNING NEWS

## FREDERICK COUNTY DIVISION OF PLANNING

Frederick County  
Government

JULY 2006

### COMPREHENSIVE PLANNING

#### AG PRESERVATION UPDATE

The Frederick County Agricultural Preservation Program has seen an increase in activity so far in 2006. The Board of County Commissioners has approved over 1,300 acres on eleven farms for the MALPF District Program. Staff also expects to receive 20 applications to sell an easement to the MALPF Program this year. The County's Installment Purchase Program has also seen steady activity since its creation in 2002. To date, over 8,600 acres have been preserved through this program. The total acres of preserved land in Frederick County, including MALPF Districts, is currently over 4,3000 acres.



For more information contact Tim Blaser at 301-694-2513 or [tblaser@fredco-md.net](mailto:tblaser@fredco-md.net) or Anne Bradley at 301-694-1474 or [abradley@fredco-md.net](mailto:abradley@fredco-md.net).

#### SPRING CYCLE WATER & SEWERAGE PLAN

The BOCC hearing on the Spring Cycle Water & Sewerage Plan amendments will be Tuesday, July 11, 2006. Included will be two cases continued from the Fall 2005 hearing. The deadline for submissions for the Summer 2006 Cycle of amendments is Monday, July 31. Contact Carole Larsen at 301-694-1135 or e-mail [clarsen@fredco-md.net](mailto:clarsen@fredco-md.net) for more information.

#### City of Brunswick

The City of Brunswick has released the Staff Draft of their Master Plan Update for review. It is posted on their webpage at [www.brunswickmd.gov/PlanningHome](http://www.brunswickmd.gov/PlanningHome). The Staff Draft will be briefly reviewed at the Frederick County Planning Commission's August 16th meeting, prior to the Brunswick Planning Commission's public hearing on August 28, 2006 at 7:00 P.M.

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**Frederick County  
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**WALKERSVILLE REGION PLAN UPDATE**

The Frederick County Planning Commission held a workshop on June 21st to review public testimony and agency comments related to the Public Hearing Draft Walkersville Region Plan. During the workshop, Commissioners made recommendations on the five (5) additional property owner requests to change their land use designation and/or zoning. These requests had each been submitted in 2006; they were not received during the formal application period which had a deadline of November 2004. The Planning Commission voted to support staff recommendations on four of five proposals; they voted to recommend approval of request #WA-2006-13, which would rezone a 7.15 acre parcel of land adjoining the New Midway Rural Community from Agriculture to R-1 Residential. All others were recommended for denial.

The Planning Commission will meet again for a workshop on Wednesday July 19th at 2:00 p.m. At the workshop, they will review the original ten (10) property owner requests and the community growth boundary for the Town of Walkersville. They will most likely vote to send a recommended draft of the Plan to the Board of County Commissioners (BOCC) at the July 19th workshop.

Next steps will include a Joint Workshop with the Planning Commission and BOCC in August and then the BOCC will begin their formal process with the Plan. Public hearings and workshops will be scheduled; all meetings will be listed on the Walkersville Region web page on the County Planning site. For more information on the process, contact Hilari Varnadore, Principal Planner by phone 301-696-2941 or email [hvarnadore@fredco-md.net](mailto:hvarnadore@fredco-md.net). The Walkersville Region web page is [www.co.frederick.md.us/planning/CompPlan/Walkersville\WARegionPlan.htm](http://www.co.frederick.md.us/planning/CompPlan/Walkersville\WARegionPlan.htm)

**STAFF NEWS**

Bill Adkins  
GIS  
Technician



Bill began working for the Frederick County GIS Department on Monday, June 5th, 2006. The previous four years was spent at Penn State University completing a B.S. degree in Geographic Information Systems, and a minor in Information Science. Free time at Penn State was spent at footballs games and tailgates for football games.

Bill spent last summer working as a digital imaging intern at EarthData International, which is also located in Frederick. Primary responsibilities with EarthData included the quality control of digital and conventional imagery obtained from the company's fleet of planes. Time was also spent editing Digital Elevation Models on propriety Unix based software.

Bill has lived in Frederick his entire life, in fact in the same house on 14th Street. He is an alum of St. Johns grade and middle school and T.J. High School. Bill plays soccer whenever possible and trains often in mixed martial arts and hopes to compete in a full contact fight in the near future.

After obtaining some experience in the working world, Bill hopes to begin working towards a master degree in either a GIS related field or Computer Science.

**PLANNING COMMISSION AGENDA ITEMS  
SCHEDULED FOR JULY 12, 2006  
9:30 A.M.**

**PRELIMINARY/FINAL PLATS**

Providence Subdivision – Requesting approval for a new public street to serve two minor subdivisions. Located on the southeast side of Kemptown Church Rd, approximately 500' northeast of Hanford Ct.. Zoned: Residential (R-1), Urbana Planning Region. Tax Map 98/Parcels 28 and 81. File #M-2864; Hansen # 4828 (Michael Wilkins)

Lake Linganore, Aspen 4 Requesting Preliminary Plan approval for 9 single family units on 8.15 acres, located on the east side of Accipiter Drive. Zoned: Planned Unit Development (PUD), New Market Planning Region. FILE #S-829G, Hansen #2530 (Justin Horman)

**SITE PLANS**

Wedgewood Business Park Lots 25 and 26- Requesting Site Plan Approval for two office/warehouse spec buildings are proposed totaling 25,600 square feet on lot 25 and two office/warehouse spec buildings totaling 24,900 square feet on Lot 26 situated on the east side of International Boulevard east of Wedgewood Boulevard. Zoned: Limited Industrial, Adamstown Planning Region, Tax Map 86 Parcel 8, FILE#: SP-94-13 Hansen#: 4443 (Justin Horman)

Stanford Industrial Park, Section 2, Lot 28- Site Plan approval for a 52,000 square foot office and warehouse facility. Located on the east side of Winchester Blvd. Zoned: Limited Industrial (LI), Adamstown Planning Region. Tax Map 94/Parcel 89. File #SP-89-06; Hansen # 4826 (Michael Wilkins)

**COMBINED PRELIMINARY/FINAL PLATS**

Old Wolfsville, Section 1, Lots 3,4 & 5- Requesting approval for three (3) new lots in a major subdivision. Located between Pleasant Walk Rd. and Harp Hill Rd., approximately 1,200' south of MD Rt. 17. Zoned: Residential (R-1), Middletown Planning Region. Tax Map 30/Parcels 18. File #M-041; Hansen # 2905 (Michael Wilkins)

**MISCELLANEOUS REQUEST**

Staff-Generated Forest Resource Ordinance (FRO) Text Amendments – Discussion regarding Option 'A' and Option 'B' FRO text Amendments. (Stephen O'Philips)

**PLANNING COMMISSION AGENDA ITEMS  
SCHEDULED FOR JULY 19, 2006  
2:00 P.M.**

**ANNUAL TRANSPORTATION PRIORITIES  
REVIEW**

A review of highway, transit, and pedestrian/bicycle facility projects to recommend priorities to the Board of County Commissioners. The highway project review will include both County and State facilities. (Denis Superczynski)

**WALKERSVILLE REGION PLAN UPDATE  
WORKSHOP**

**PLANNING COMMISSION AGENDA ITEMS  
SCHEDULED FOR JULY 19, 2006  
7:00 P.M.**

**REZONINGS**

**MEMORY LANE PROPERTIES LLC -- R-06-3**

A public hearing to consider Case # R-06-3, a request to rezone 2.9 acres from Resource Conservation (RC) to General Commercial (GC). The property is located on the southwest corner of Powel Rd. and Hessong Bridge Rd. in the Frederick Planning Region. (John Dimitriou)

**CHARLES AND VIRGINIA VANCE -- R-06-4**

A public hearing to consider Case # R-06-4, a request to rezone 13.6 acres from Agriculture (A) to General Commercial (GC). The property is located on the north side of Devilbiss Bridge Rd. just east of US 15 in the Frederick Planning Region. (Shawna Lemonds)



## A Demographic Exploration of Frederick County 2005 Estimates for Incorporated Places

Welcome to the July, 2006 edition of "A Demographic Exploration of Frederick County." The US Census Bureau has recently released estimates for incorporated places like towns, villages, and cities. This month the population estimate updates will be discussed. For further information on the demographics and other statistics of Frederick County, please visit <http://www.co.frederick.md.us/planning/Demographics/Demographics.htm>

The state of Maryland has 156 incorporated places. According to the 2005 US Census population estimates the incorporated places of Maryland range from 18 people in Port Tobacco Village to 635,815 in Baltimore City. The five incorporated places with the highest population in Maryland are:

1.	Baltimore City	635,815
2.	Frederick City	57,907
3.	Gaithersburg	57,698
4.	Rockville	57,402
5.	Bowie	53,878

The incorporated places with the lowest population in Maryland are:

1.	Port Tobacco Village	18
2.	Eagle Harbor	58
3.	Eldorado	59
4.	Brookview	64
5.	Luke	76

Since the 2000 US Census, 117 places in Maryland gained population while 39 incorporated places lost population. Rockville had the highest increase in population with 21% or an increase of 10,014. After Rockville the highest increase in population occurred in Frederick City (5,140), Gaithersburg (5,085), Bowie (3,609), and Elkton (2,573). Baltimore City had the highest decrease in population, where 15,339 people or -2% left the city within the past 5 years. After Baltimore the places with the greatest decrease in population were Cumberland (-603), Pocomoke (-189), Ocean City (-124), and Snow Hill (-86).

Frederick County has 12 of Maryland's 156 incorporated places (Figure 1). The most heavily populated place in Frederick County is Frederick City. In 2005, they were estimated to have 57,907 people. The next largest place in the County is Thurmont with 6,036 people. This is a significant difference in the top two places in the County. If the population living in all of the incorporated places, except for Frederick City, were added together they would equal 33,853. This is just over half of the population living in Frederick City. 1 in every 2.4 residents of Frederick County lives in an incorporated place.





Within the past 5 years all of the incorporated places in Frederick County have increased their population. In terms of number of people, the fastest growth was in Frederick City (4,782) and the slowest growth occurred in Burkittsville (14). However, in regards to percentage the greatest increase was in Mount Airy, Frederick City, and New Market. Due to Mount Airy being in two counties, makes this one of the greatest areas of growth in the County. Actually the majority of the growth that has occurred in Mount Airy within the past 5 years has all been on the Carroll County side of Mount Airy. Hence, it really did not have the greatest amount of increase within Frederick County (Figure2).

Population Estimates for the Incorporated Places of Frederick County July 1, 2005 – July 1, 2000							
Incorporated Place	Population Estimates						Change July 1, 2000 to 2005
	July 1, 2005	July 1, 2004	July 1, 2003	July 1, 2002	July 1, 2001	July 1, 2000	
Brunswick	5,242	5,214	5,172	5,093	4,990	4,932	310 (5.9%)
Burkittsville	186	184	182	179	175	172	14 (7.5%)
Emmitsburg	2,369	2,375	2,384	2,309	2,246	2,246	123 (5.2%)
Frederick City	57,907	57,028	56,148	56,061	54,461	53,125	4,782 (8.3%)
Middletown	2,860	2,843	2,818	2,772	2,711	2,675	185 (6.5%)
Mount Airy	8,375	8,193	7,870	7,620	7,031	6,534	1,841 (22.0%)
Myersville	1,509	1,498	1,484	1,458	1,426	1,407	102 (6.8%)
New Market	463	460	455	446	436	428	35 (7.6%)
Rosemont	308	306	303	297	290	285	23 (7.5%)
Thurmont	6,036	5,999	5,947	5,849	5,723	5,648	388 (6.4%)
Walkersville	5,593	5,555	5,501	5,405	5,284	5,207	386 (6.9%)
Woodsboro	912	906	897	881	861	849	63 (6.9%)

Figure 2

The incorporated places will continue to increase within Frederick County. In 2005, Frederick County was the fourth fastest growing county in the state and Frederick City was the second fastest growing place in Maryland. With water restrictions lifted and other future development plans, a slowing down in the growth does not seem to be in the near future of the places within Frederick County.

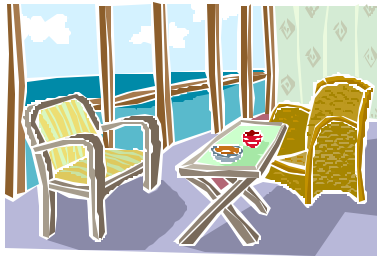
## ZONING

### BOA RESULTS - JUNE 22, 2006, 7:00 PM

THE NEXT MEETING OF THE BOARD OF APPEALS OF FREDERICK COUNTY WILL BE HELD ON THURSDAY, JULY 27, 2006 IN THE FIRST FLOOR HEARING ROOM, WINCHESTER HALL, FREDERICK, MARYLAND.

- ? **Scott and Sandra Davis c/o Daniel Ruppert, agent** — Requesting a 12.5 ft. variance from the 25 ft. required rear yard in order to enclose

an existing deck, located on the south side of Elgin Lane, approximately 300 ft. west of its eastern



intersection with Denison St., Villages of Urbana (Tax Map 96, Parcel 249, Lot 9009) Zoned Planned Unit Development (PUD) **DENIED**

- ? **B-06-13 Thomas and Mae Sayler (Fogle) c/o Anthony Kreitz, Sr., agent** — Requesting a special exception to establish a temporary mobile home for family members, located on the north side of Md. Rt. 140, 500 ft. +/- west of Tract Rd., (Tax Map 3, Parcel 12) Zoned R-1 Residential **APPROVED**

- ? **B-06-14 Dave and Rita Storey** — Requesting a 15 ft. variance for the 80 ft. required front yard setback from the centerline of Gambrill Park Road, located on the northwest corner of the intersection of Gambrill Park Road at Rum Springs and Delauter Road, (Tax Map 31, Parcel 21) Zoned Resource Conservation RC **APPROVED**

- ? **B-06-15 Douglas and Arlene Crafton** — Requesting a 24 ft. variance from the 50 ft. recorded front building restriction line, located on the northwest corner of the intersection of Barnes Road and Cold Brook Drive (Tax Map 97, Parcel 105 Lot 21) Zoned R-1 Residential **APPROVED**

- ? **B-06-16 Steven & Terri Kieffer** — Requesting a special exception for a kennel, located on the north side of Keysville Road approximately 0.2 miles southeast of Dry Bridge Road (Tax Map 9, Parcel 152, Lot 1) Zoned Agricultural **CONTINUED FOR 90 DAYS (TO SEPTEMBER)**

- ? **B-06-17 Hwaida & Hebba Hassanein** — Requesting a special exception to establish a child care center (87 children), located on the south side of Fingerboard Road (MD Rt. 80), approx. 500 ft. east of Carriage Hill Drive (Tax Map 9, Parcel 127) Zoned Agricultural **APPROVED**

- ? **B-06-18 Steve Wilcox** — Requesting a special exception to establish an accessory apartment, located on the southeast side of Addison Woods Road at the intersection with Prospect Hill Place in the Villages of Urbana (Tax Map 96, Parcel 249, Lot 12396) Zoned Planned Unit Development PUD **APPROVED**

- ? **B-06-19 Jason Ricketts** — Requesting an 18 ft. variance from the 40 ft. required front yard to retain an existing garage, located on the east side of Poffenbarger Road, 3/4 mile south of Broad Run Road (MD Rt. 383) (Tax Map 74, Parcel 266, Lot 3) Zoned Agricultural **DENIED**



## ZONING

- ? **B-06-20 Michael and Shirley Vesper** — Requesting special exception approval to establish a child care center, located on the south side of Adamstown Road, approximately 800 ft. east of Mountville Road (Tax Map 103, Parcel 146, Lot 12) Zoned R-1 Residential **APPROVED**



Contact **Rick Brace** (301-696-2940) [rbrace@fredco-md.net](mailto:rbrace@fredco-md.net) or **Craig Terry** (301-694-1351) [cterry@fredco-md.net](mailto:cterry@fredco-md.net) for more information.

### BOA AGENDA - JULY 27, 2006, 7:00 PM

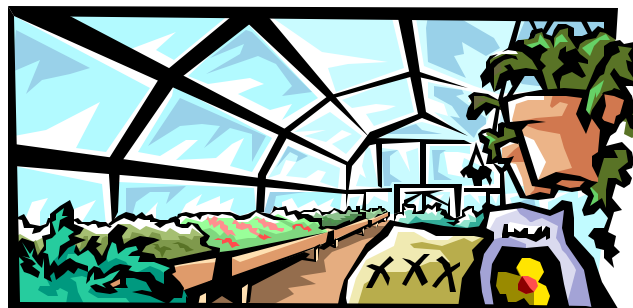
THE NEXT MEETING OF THE BOARD OF APPEALS OF FREDERICK COUNTY WILL BE HELD ON THURSDAY, AUGUST 24, 2006 IN THE FIRST FLOOR HEARING ROOM, WINCHESTER HALL, FREDERICK, MARYLAND.

- ? **B-06-21 Caragh Glenn Fay** — Requesting a special exception to establish an accessory apartment, located on the west side of Penn Shop Road, 950 ft. +/- north of Manor Drive (Tax map 98, Parcel 135, Lots 7 & 8) Zoned Residential (R-1)
- ? **B-06-22 Dr. Mara Mullinix c/o Brandy Peeples, Esq., Agent** — Requesting a special exception to expand an existing use (veterinary hospital) by proposing to build a

24x 24 ft. addition, located on the east side of Green Valley Road, ¼ mile southeast of MD Rt. 75 (Tax Map 88, Parcel 100) Zoned General Commercial (GC)



- ? **B-06-23 James & Linda Walker c/o Scott Walker** — Requesting a 14 ft. variance on the north side from the required 30 ft. front yard setback and 25 ft. on the east side from the required 30 ft. front yard and 3 ft. on the west side from the required 8 ft. side yard setbacks to construct a dwelling, located at the southwest corner of the intersection of Tritapoe Drive and McDonald Avenue (Tax Map 91, Parcel 48, Lot 100) Zoned Residential (R-5)
- ? **B-06-24 Timothy M. Slane c/o Brandy Peeples, Esq., Agent** — Requesting a special exception to change an existing nonconforming use to another nonconforming use (landscape business),



located on south side of Penn Shop Road, 200 ft. west of Langdon Road (Tax Map 90, Parcel 89) Zoned Residential (R-1)

Contact **Rick Brace** (301-696-2940) [rbrace@fredco-md.net](mailto:rbrace@fredco-md.net) or **Craig Terry** (301-694-1351) [cterry@fredco-md.net](mailto:cterry@fredco-md.net) for more information.